



Ordinance 15 - 30

An Ordinance Amending Section, 30-991(b), R-1 districts of the City of Elk River, Minnesota, City Code

The City Council of the City of Elk River does hereby ordain as follows:

SECTION 1. That § 30-991 (b), R-1 districts of the City of Elk River Code of Ordinances shall be amended to read as follows:

(b) Permitted uses. Permitted uses in the R-1 districts are as follows:

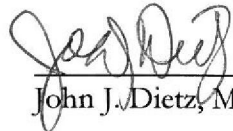
(14) Accessory Dwelling Units, on single family detached lots, provided:

- a. Not more than one (1) accessory dwelling unit shall be allowed on a single-family detached lot.
- b. An accessory dwelling unit may be permitted within a principal single family dwelling unit or in a detached accessory structure.
- c. An accessory dwelling unit shall require a building permit that may only be applied for concurrently with the application for a building permit for construction of the principal single family dwelling unit on the lot or after the construction of the principal structure.
- d. A detached accessory dwelling unit shall be counted towards the total number of allowed accessory structures on a parcel.
- e. A rental license for the accessory dwelling unit is obtained pursuant to Chapter 30, Article III, Division 3 of the City Code.
- f. An accessory dwelling unit shall be clearly a subordinate part of the principal single family dwelling unit on the lot and the living area shall not be more than 1,000 square feet, nor less than 250 square feet in size.
- g. No more than two (2) sleeping rooms shall be allowed in an accessory dwelling unit.
- h. The entrance to an accessory dwelling unit shall not be in the front yard of the principal single family dwelling unit.
- i. In the A-1 and R-1a districts, and on lots greater than 2½ acres in the R-1b, R-1c, R-1d, R-1e, and residential PUD districts, detached accessory dwelling units may be finished with wood, vinyl lap siding, metal siding, metal panels, and/or masonry. On lots less than 2½ acres in the R-1b, R-1c, R-1d, R-1e and residential PUD districts, detached accessory dwelling units may be finished with wood, vinyl lap siding, metal siding, and/or masonry.
- j. Accessory dwelling units in combination with their associated principal single family dwelling unit must conform to all city code requirements for single family dwellings, including but not limited to setback, height, impervious surface, and accessory structure standards.

- k. In addition to the parking required for the principal single family dwelling unit on the lot, there shall be one (1) off-street parking space provided on an approved surface for the accessory dwelling unit.
- l. The property owner must reside in the principal single family dwelling unit or in the accessory dwelling unit.
- m. An accessory dwelling unit must be on the same parcel of property as the principal single family dwelling unit. A property may not be subdivided or otherwise segregated to provide separate ownership of an accessory dwelling unit.
- n. The principal single family dwelling unit and accessory dwelling unit shall have one postal address.
- o. An accessory dwelling unit must provide for one independent housekeeping unit having cooking, sleeping, and sanitary facilities.
- p. The principal single family dwelling unit and accessory dwelling unit shall be served by single well, septic, municipal water, sanitary sewer, gas and/or electric utility service lines. Separate meters for the respective utilities are allowed.
- q. The principal single family dwelling unit and attached accessory dwelling unit shall have one heating and air conditioning system.
- r. The accessory dwelling unit and the associated principal single family dwelling unit must meet all current state building, plumbing, electrical, mechanical, and fire code provisions including emergency vehicle access to any accessory dwelling unit.

SECTION 2. That this ordinance shall take effect upon adoption and be published as provided by law.

Passed and adopted by the City Council of the City of Elk River this 21st day of September, 2015.



John J. Dietz, Mayor

ATTEST:



Tina Allard, City Clerk

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA) ss
COUNTY OF SHERBURNE

Charlene Vold being duly sworn on an oath, states or affirms that he/she is the Publisher's Designated Agent of the newspaper(s) known as:

Star News

with the known office of issue being located in the county of:

SHERBURNE

with a substantial portion of the circulation in the counties of:

WRIGHT

and has full knowledge of the facts stated below:

(A) The newspaper has complied with all of the requirements constituting qualification as a qualified newspaper as provided by Minn. Stat. §331A.02.

(B) This Public Notice was printed and published in said newspaper(s) once each week, for 1 successive week(s); the first insertion being on 10/03/2015 and the last insertion being on 10/03/2015.

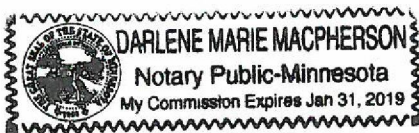
MORTGAGE FORECLOSURE NOTICES

Pursuant to Minnesota Stat. §580.033 relating to the publication of mortgage foreclosure notices: The newspaper complies with the conditions described in §580.033, subd. 1, clause (1) or (2). If the newspaper's known office of issue is located in a county adjoining the county where the mortgaged premises or some part of the mortgaged premises described in the notice are located, a substantial portion of the newspaper's circulation is in the latter county.

By: Charlene Vold
Designated Agent

Subscribed and sworn to or affirmed before me on 10/03/2015.

Darlene M MacPherson
Notary Public



Rate Information:

(1) Lowest classified rate paid by commercial users for comparable space:

\$23.00 per column inch

Ad ID 454352

CITY OF ELK RIVER ORDINANCE 15 - 30

An Ordinance Amending Section, 30-991(b), R-1 districts of the City of Elk River, Minnesota, City Code

The City Council of the City of Elk River does hereby ordain as follows:

SECTION 1. That § 30-991 (b), R-1 districts of the City of Elk River Code of Ordinances shall be amended to read as follows:

(b) Permitted uses. Permitted uses in the R-1 districts are as follows:

(14) Accessory Dwelling Units, on single family detached lots, provided:

a. Not more than one (1) accessory dwelling unit shall be allowed on a single-family detached lot.

b. An accessory dwelling unit may be permitted within a principal single family dwelling unit or in a detached accessory structure.

c. An accessory dwelling unit shall require a building permit that may only be applied for concurrently with the application for a building permit for construction of the principal single family dwelling unit on the lot or after the construction of the principal structure.

d. A detached accessory dwelling unit shall be counted towards the total number of allowed accessory structures on a parcel.

e. A rental license for the accessory dwelling unit is obtained pursuant to Chapter 30, Article III, Division 3 of the City Code.

f. An accessory dwelling unit shall be clearly a subordinate part of the principal single family dwelling unit on the lot and the living area shall not be more than 1,000 square feet, nor less than 250 square feet in size.

g. No more than two (2) sleeping rooms shall be allowed in an accessory dwelling unit.

h. The entrance to an accessory dwelling unit shall not be in the front yard of the principal single family dwelling unit.

i. In the A-1 and R-1a districts, and on lots greater than 2½ acres in the R-1b, R-1c, R-1d, R-1e, and residential PUD districts, detached accessory dwelling units may be finished with wood, vinyl lap siding, metal siding, metal panels, and/or masonry. On lots less than 2½ acres in the R-1b, R-1c, R-1d, R-1e and residential PUD districts, detached accessory dwelling units may be finished with wood, vinyl lap siding, metal siding, and/or masonry.

j. Accessory dwelling units in combination with their associated principal single family dwelling unit must conform to all city code requirements for single family dwellings, including but not limited to setback, height, impervious surface, and accessory structure standards.

k. In addition to the parking required for the principal single family dwelling unit on the lot, there shall be one (1) off-street parking space provided on an approved surface for the accessory dwelling unit.

l. The property owner must reside in the principal single family dwelling unit or in the accessory dwelling unit.

m. An accessory dwelling unit must be on the same parcel of property as the principal single family dwelling unit. A property may not be subdivided or otherwise segregated to provide separate ownership of an accessory dwelling unit.

n. The principal single family dwelling unit and accessory dwelling unit shall have one postal address.

o. An accessory dwelling unit must provide for one independent housekeeping unit having cooking, sleeping, and sanitary facilities.

p. The principal single family dwelling unit and accessory dwelling unit shall be served by single well, septic, municipal water, sanitary sewer, gas and/or electric utility service lines. Separate meters for the respective utilities are allowed.

q. The principal single family dwelling unit and attached accessory dwelling unit shall have one heating and air conditioning system.

r. The accessory dwelling unit and the associated principal single family dwelling unit must meet all current state building, plumbing, electrical, mechanical, and fire code provisions including emergency vehicle access to any accessory dwelling unit.

SECTION 2. That this ordinance shall take effect upon adoption and be published as provided by law.

Passed and adopted by the City Council of the City of Elk River this 21st day of September, 2015.

John J. Dietz, Mayor

ATTEST: Tina Allard, City Clerk

Published in the

Star News

October 3, 2015

454352